

West End Lane
High Barnet, Hertfordshire, EN5 2SA
Offers in excess of £500,000 Freehold

STATONS

Tel: 020 8449 3383
Email: barnet@statons.com
Bedrooms 2 | Bathrooms 1 | Receptions 1





54 West End Lane
High Barnet, Hertfordshire
EN5 2SA



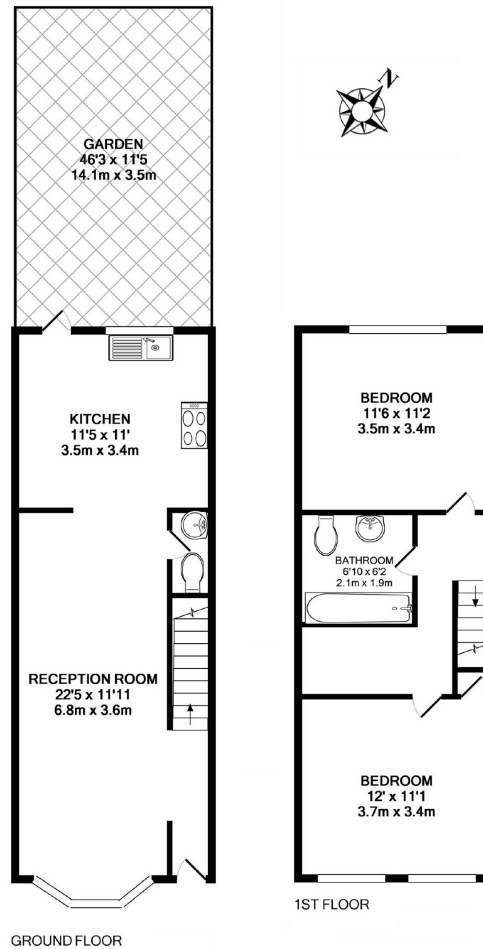
Situated on this popular residential road that is located within easy reach of High Barnet High Street and Tube Station, we are delighted to offer for sale this wonderful period house. The well maintained property offers bright and spacious accommodation throughout and comprises a double length living/ dining room, modern kitchen/breakfast room, guest w.c, 2 generous double bedrooms, first floor study area and a family bathroom. Externally there is a mature 46' rear garden with sun terrace.

For more properties for sale in Barnet please call our [Barnet Estate Agents](#) on 0208 449 3383 .

The accommodation comprises:

GROUND FLOOR, Entrance Hall, Reception Room, WC, Kitchen, FIRST FLOOR, Landing, Bedroom 1, Bedroom 2, Bathroom, EXTERIOR, Rear Garden, Front Patio





GIA 73.78 SQ M - 794.16 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
100-90%	A		100-90%	A	
80-90%	B		80-90%	B	
60-80%	C		60-80%	C	
40-60%	D		40-60%	D	
20-40%	E		20-40%	E	
10-20%	F		10-20%	F	
1-10%	G		1-10%	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

Energy Efficiency Rating: Current 70, Potential 87

Environmental Impact (CO₂) Rating: Current 70, Potential 88

DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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